



# City of Seattle Pre-Application Site Visit Report

February 29, 2012

This report represents a preliminary determination of project requirements based on your Pre-Application Site Visit (PASV). The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant.

## Project Summary

<b>AP/Project No.</b>	6286327	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	BLDG	<b>PASV Required This Permit</b>	Y
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT	<b>Date PASV Completed</b>	02/23/12
<b>Category</b>	MULTIFAMILY	<b>PASV Done Under</b>	
<b>DPD Review Type</b>	FULL	<b>Permit Remarks</b>	
<b>Address</b>	13581 41st Ave NE		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	ANDREW MARSHALL 13581 41ST AV NE SEATTLE WA 98125 (206) 691-8587
<b>King County APN</b>	<a href="http://web1.seattle.gov/dpd/parceldata/1455100040">1455100040</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	Repair and replace existing timber retaining walls and replace (maintenance and repair) per plans	<b>Applicant Email</b>	
		<b>Linked AP/Project Nos.</b>	
<b>SDOT Project No</b>			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Pre-Application Site Visit (PASV) Report

**Contact:** Kathleen H Wilson, (206) 233-7932, [Kathleen.Wilson@seattle.gov](mailto:Kathleen.Wilson@seattle.gov)

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope  
Potential slide

### Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

## **Existing ROW Conditions**

### **41ST AVE NE**

Street conditions:

Asphalt paving

Unimproved

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

## **Potential Impacts to Seattle Parks Property**

Park within 100 LF

## **Tree Protection**

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

### **Show the following on the CSC/Post Construction Soil Amendment Plan:**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

## **Modifications to ECA Submittal Requirements**

- ECA Exemption Note: The applicant discussed the scope of the project with the DPD Geotechnical Engineer. The project includes replacement of a wood retaining wall (wood log stretchers supported by wood log posts) which is in disrepair, and which supports a driveway on the east side of the site, and replacement of short wood timber garden terracing on the west side of the site. We discussed the scope of the project, and it appears that this project will fall into the category of maintenance and repair, and the ECA Exemption per SMC 25.09.045 F. Because of the configuration of the site and the geologic conditions, the permit application should include DPD Geotechnical Engineering review (Geo Soils).

**Contact:** Dean Griswold, (206) 233-7862, [dean.griswold@seattle.gov](mailto:dean.griswold@seattle.gov)

## **Standard Submittal Requirements for Projects in an ECA**

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).

Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope  
Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

### Applicant Next Steps

1. For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.
2. Review the requirements set forth in this report.
3. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
4. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**